

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: September 29, 2005
Time: 7:00 p.m.
Place: **Meeting Room One**
Brookens Administrative Center
1776 E. Washington Street

Use Northeast parking lot via Lierman Avenue and enter building through Northeast door.

If you require special accommodations please notify the Department of Planning & Zoning at (217) 384-3708

Urbana, Illinois

AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Correspondence
4. Approval of Minutes (June 30, 2005)
5. Continued Public Hearings

Case 459-AM-04 Petitioner: **Tim and Cyndy Woodard and Chris Creek**

Request: **Amend the Zoning Map to allow for the development of 7 single family residential lots (as amended on June 15 2005) in the CR, Conservation Recreation Zoning District by adding the Rural Residential Overlay (RRO) Zoning District.**

Location: **An approximately 27.730 acre tract of land that is located in the Northeast 1/4 of the Northwest 1/4 of Section 36 of Newcomb Township and fronts on the south side of CR 2500N and on the west side of CR 550E at the intersection of CR 2500N and CR 550E and that is also known generally as Lot 4 and portions of Lots 2 and 3 of the proposed Summerfield Subdivision that is currently being subdivided with the Village of Mahomet.**

6. New Public Hearings

_Case 505-V-05 Petitioner: **David and Shelly Green**

Request: **Authorize the use an existing lot in the AG-2, Agriculture Zoning District with an existing swimming pool that has a side yard of 8 feet from a side property line and a rear yard of 7 feet from the rear property line instead of the minimum required side yard of 10 feet and the minimum rear yard of 10 feet.**

Location: **Lot 161 in the 11th Plat of Timberview Subdivision and that is commonly known as the residence at 1106 Sharon Drive, Mahomet.**

_Case 507-V-05 Petitioner: **Kathryn L. Wiesen**

Request: **Authorize the following variances on a lot in the AG-1, Agriculture Zoning District:**
A. **Authorize the use of a lot that was created after October 10,1973, and that has an area of 10,780 square feet (not including street right of way) and an average width of 98 feet instead of the minimum lot area of 43,560 square feet (not including street right of way) and an average width of 200 feet.**
B. **Authorize the replacement of an existing dwelling that has a side yard of 13 feet from a side property line and a rear yard of 24 feet from the rear property line instead of the minimum required side yard of 15 feet and the minimum required rear yard of 25 feet.**

Location: **A .315 acre tract of land that is located in the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Fractional Section 6 of Ogden Township, T20N, R14W and that is located on the west side of CR 2600 and that is commonly known as the residence at 2367 CR 2600E, Ogden.**

7. Staff Report
8. Other Business
9. Audience Participation with respect to matters other than cases pending before the Board
10. Adjournment

_Administrative Hearing. Cross Examination allowed.

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